

V. Existing Conditions and Recommendations

This section of the plan provides an analysis of conditions in South Martineztown. Information was gathered from a variety of sources including neighborhood meetings, informal discussions with residents, institutional and business representatives, direct observation, studies and technical documents.

This section is divided into various categories or subsections. Within each section, applicable recommendations are listed.

A. Crime & Security

Crime was a major concern of the neighborhood. While issues varied widely, crime was a frequent and serious topic among residents and representatives of area businesses and institutions who participated in the planning process. Due to a combination of factors, many participants in the planning process felt that the neighborhood was particularly vulnerable to crime. The identified factors included: the large senior citizen population, the presence of children associated with Longfellow School, the large numbers of visitors to the neighborhood utilizing Martineztown Park and St. Joseph Medical complex, and the fairly transient population of the Martineztown Family Housing Complex on Roma. Children and seniors were viewed as vulnerable targets of crime, while the presence of numerous visitors and short-term residents makes it difficult for area residents to distinguish individuals with criminal intentions from others.

Neighborhood concerns regarding crime included the following issues: slow police response time, inadequate police presence and visibility in the neighborhood, inadequate street lighting, frequent speeding and related traffic violations (covered in the Traffic Section), graffiti and gang activities. There was a general perception among residents that teenagers were largely responsible for crime within the neighborhood, particularly burglaries and other property crimes.

Response to the Citizen Satisfaction Survey substantiated the neighborhood's concern about crime and security. Crime was identified as the top problem in the neighborhood, an issue having a significant negative impact on quality of life. This was true even though a vast majority of respondents felt safe in the neighborhood at least most of the time. Among the types of crime, vandalism, burglary and drug use were identified as the biggest problems within the area--generally confirming the APD crime statistics discussed below. Police patrols, better lighting, security guards at area public housing complexes and Neighborhood Watch were identified as measures that would reduce crime.

The Albuquerque Police Department Crime Analysis Unit conducted a detailed examination of reported crime within the vicinity of South Martineztown for the years 1992 and 1993. The

analysis included a breakdown of crime by type and location. This information is based on reported crimes verified by an investigating APD officer. These statistics reveal fairly low crime rates in most categories for the South Martineztown area. Due to the unknown level of unreported crime, however, it is difficult to gauge precise crime levels. The adjacent neighborhoods of Santa Barbara-Martineztown to the north and Huning Highland to the south were included in the analysis. This larger context provides a means for comparing South Martineztown with nearby neighborhoods. It also provides a perspective of crime within the larger vicinity. Since criminal activities are not confined by neighborhood boundaries, crime in one neighborhood can affect or spillover into adjoining areas. Similarly, the implementation of an effective crime prevention strategy for South Martineztown must take into account actions taken in adjacent neighborhoods.

Incidences of Reported and Verified Crimes

South Martineztown 1992

Total # Crimes: 98

Crimes/capita: .23

Major categories:

Robbery-1

Assault-10

Burglary-10

Larceny-11

Minor Misdemeanors-23

Locational distribution: Crime reports are dispersed within the neighborhood with some concentration between Edith and High, possibly indicating disturbances at Martineztown Park and/or burglaries and larcenies in this area.

South Martineztown 1993

Total # Crimes: 129

Crimes/capita: .30

Major categories:

Robbery-2

Assault-15

Burglary-13

Larceny-27

Minor Misdemeanors-26

Locational distribution: As in 1992, reported crimes are dispersed throughout the neighborhood with a slight concentration adjacent to Martineztown Park.

Santa Barbara/Martineztown 1993

Total # Crimes: 588

Crimes/capita: .28

Major categories:

Robbery-8

Assault-81

Burglary-50

Larceny-78

Minor Misdemeanors-122

Locational distribution: Most reported crimes are concentrated in residential areas of the neighborhood, with a particular concentration in the southern portion of the neighborhood bounded by Mountain, Broadway, Lomas and I-25.

Huning Highland 1993

Total # Crimes: 836

Crimes/capita: .76

Major categories:

Robbery-26

Assault-94

Burglary-55

Larceny-129

Minor Misdemeanors-166

Locational distribution: A significant concentration of crime occurs along Central Avenue, and to a lesser degree, the residential area south of Central.

Representatives of the Albuquerque Police Department met with the neighborhood as part of the planning process. Police officials emphasized that crime prevention is a long-term proposition requiring ongoing commitment by families, schools, and the community in cooperation with the Police. The Police deal with specific incidents and work to prevent crime, but they are incapable of eliminating crime. Neighborhoods must control their own destinies by taking a stand for crime prevention. It was stressed that neighborhood residents need to self-police: know their neighbors, watch for suspicious behavior and take precautions to avoid crime. Criminals look for easy targets. Along these lines, South Martineztown was commended for its ongoing efforts to prevent crime, eliminate graffiti and maintain high property maintenance standards. These efforts have been proven to make a difference.

St. Joseph Medical Center's security patrols were recognized as an important element in neighborhood crime prevention and security. As part of their duties, security officers patrol the neighborhood nine times daily. The officers are trained to be on the lookout for suspicious behavior and report it to the Police. Medical Complex representatives participated throughout the planning process and indicated a willingness to cooperate more closely with the neighborhood on security matters.

Focusing crime prevention programs on youth was widely supported. Many planning participants viewed youth as the prime culprits of area crime. Residents and business representatives along with the principal of Longfellow Elementary School emphasized the benefits of encouraging youth involvement in community activities and recreational programs. This was seen as a means of teaching social responsibility and providing alternatives to destructive behavior. Promotion of quality education and provision of ample recreational and social activities was viewed as an important long-term deterrent to crime.

Police representatives encouraged ongoing communication and cooperation between the Police Department and the neighborhood in order to reduce crime. Although APD manpower is limited, a closer working relationship between the Police and the neighborhood would enable a more efficient and effective use of resources. This concept has been successful in other communities and is an integral part of the Community Based Policing program. Under this approach, the Police would work directly with the neighborhood, initiating direct contact with residents and tailoring Police procedures and initiatives to meet specific neighborhood needs.

The APD Crime Prevention Unit also met with the neighborhood. Residents were urged to take a combination of measures to reduce crime, including: engraving valuables, installing better locks and alarm systems, installing outdoor lighting, maintaining informal surveillance of neighboring properties and initiating Neighborhood Watch programs. Residents expressed interest in implementing crime prevention measures. Over 75% of survey respondents indicated a willingness to become involved in crime prevention, specifically in the Neighborhood Watch Program.

Recommendations:

- 1) **Community-based Policing Plan.** This is a comprehensive package of elements designed to address crime in the neighborhood. This type of plan would involve an ongoing neighborhood commitment to work with APD in developing and implementing plan measures. A Community-based Policing Plan for South Martineztown would probably involve cooperation with area institutions and with other area neighborhoods like Santa Barbara/Martineztown and Huning Highland.
Implementation Responsibility: CICM in cooperation with APD, Longfellow School and St. Joseph Medical Center and possibly other area neighborhoods.

A community-based policing plan might include all or some of the following items. Or, the following measures could be pursued separately from a community-based policing plan or strategy.

- 2) **Establish regular bike and foot patrols in the neighborhood as resources become available.**
Implementation Responsibility: APD with cooperation from the CICM.
- 3) **Increase Police presence in the neighborhood.**
 - More patrols through the area
 - Bike and foot patrols
 - Encourage residents to report crimes thereby having more resources allocated to the neighborhood**Implementation Responsibility:** APD in cooperation with CICM and area residents.
- 4) **Provide additional lighting in the neighborhood.**
 - Park Management lighting improvements to Martineztown Park and Walkway
 - Additional street lighting...first a neighborhood lighting assessment will have to be completed
 - Request lighting improvements at the public housing complexes
 - Encourage private owners to provide additional outdoor lighting, especially in alley**Implementation Responsibility:** CICM coordinates with Parks and General Services Department, Albuquerque Housing Services and private owners.
- 5) **Compile Neighborhood Crime Prevention Handbook.** This will be distributed to all neighborhood residents and businesses. It would include the following:
 - Police telephone numbers, policies and procedures
 - Anti-crime measures
 - Graffiti removal techniques & City policies and telephone numbers
 - St. Joseph Medical Center security telephone number and explanation of procedures**Implementation Responsibility:** CICM with APD Crime Prevention Unit.

- 6) Neighborhood Watch/Crime Prevention Training. Throughout the planning process, residents demonstrated interest in learning about crime prevention techniques and participating in Neighborhood Watch.
Implementation Responsibility: APD Crime Prevention Unit in coordination with CICM.
- 7) Develop improved neighborhood security by working with St. Joseph Security Patrol. Communicate neighborhood concerns to the Security Patrol and work with them to address these issues. Reducing crime in South Martineztown is mutually beneficial to residents and the Medical Center.
Implementation Responsibility: CICM in coordination with St. Joseph representatives.
- 8) Graffiti abatement. Continue the commitment to keep South Martineztown a graffiti-free neighborhood. Coordinate a program with Longfellow School students, CICM and City's Graffiti Office to regularly eliminate graffiti.
Implementation Responsibility: CICM with Longfellow and City Graffiti Office.
- 9) Move transients from the neighborhood.
 - Schedule Martineztown Park for night-time watering to deter overnight camping. Night-time irrigation reduces evaporation, conserving the City's water resource (*this approach was in effect at time of plan preparation*).
 - Include instructions in the Neighborhood Crime Handbook as to how to deal with transientsImplementation Responsibility: CICM, APD Crime Prevention Unit and Park Management Division.
- 10) Security-related design issues. Install a fence at the Fruit/High Street curve which prevents unwanted pedestrian access to the neighborhood.
Implementation Responsibility: City Public Works or Park Management.
- 11) Track of crime rates and citizen complaints within the neighborhood annually or every other year.
Implementation Responsibility: CICM initiates and coordinates this effort in cooperation with APD Crime Analysis Unit.
- 12) Establish a continued partnership with APD (Valley Command) by inviting APD representatives to regularly scheduled neighborhood meetings.
Implementation Responsibility: CICM with APD cooperation.
- 13) Develop increased neighborhood participation and coordinate with nearby neighborhood associations in developing a Community Policing program.
Implementation Responsibility: CICM with assistance from the Office of Neighborhood Services.

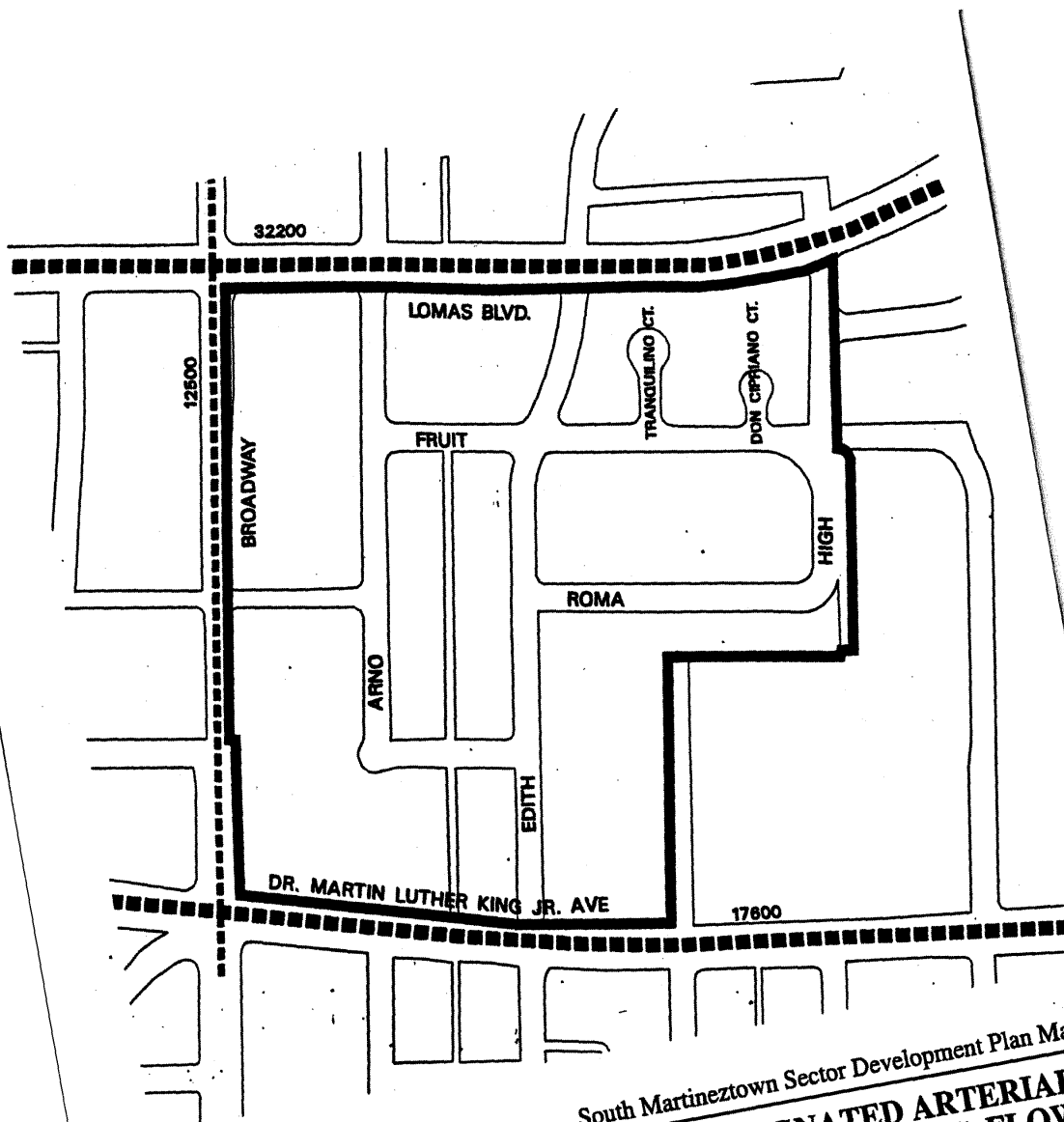
B. Transportation, Traffic & Pedestrian Accessibility

South Martineztown transportation and traffic issues center around the intrusion of unwanted traffic into the neighborhood and the safety of pedestrians. This pedestrian-oriented neighborhood is surrounded by intensive traffic-generating uses and high-volume transportation corridors. As a consequence, traffic noise, pollution and intrusion have a significant effect on the area. The greatest concern of area residents, however, is with pedestrian safety. Residents contend that the high speeds and volumes on Edith Boulevard are a threat to pedestrians, particularly to children, elderly and disabled residents and visitors.

1. Traffic

Within the Albuquerque metropolitan area, thoroughfares are of three types: principal arterials, minor arterials and collector streets. The Long Range Major Street Plan, an annually revised map and text prepared by the Middle Rio Grande Council of Governments (MRGCOG), designates streets of each type. In the South Martineztown vicinity, Lomas Boulevard and Dr. Martin Luther King, Jr. Avenue are designated as principal arterials--the highest ranking in the roadway classification system. Principal arterials are major routes designed to carry large volumes of traffic between major activity centers. Both streets are major access corridors to the downtown employment center from Interstate 25. In 1993, the section of Lomas adjacent to South Martineztown had average weekday traffic flows of 32,200 vehicles, making it the most heavily traveled street in the downtown area. This level of traffic is comparable to levels common on east Central Avenue and on sections of north Eubank Boulevard. Dr. Martin Luther King, Jr. Avenue had an average weekday traffic flow of 17,600 vehicles; a majority of this traffic occurring during morning and evening peak traffic hours. The other classified street in the vicinity is Broadway Boulevard, designated a minor arterial with average weekday traffic flows of 12,500 vehicles in the vicinity. Broadway provides connections between principal arterials and provides long distance north/south connections between neighborhoods and activity centers. Traffic volume on each of these classified streets has been increasing over a multi-year period and are projected to continue increasing.

Street designations and traffic flow levels provide an understanding of the neighborhood's relationship within the regional transportation system. It also provides some insight into traffic levels on Edith Boulevard, a local, unclassified street that connects two major arterials: Dr. Martin Luther King, Jr. Avenue and Lomas Boulevard. In addition to providing local access, Edith Boulevard is used as a north/south alternative to Broadway Boulevard. With its right of way averaging over 68 feet through South Martineztown, Edith has a width comparable to many streets classified as collectors which are designed to handle significant traffic volumes. This wide right of way gives drivers the illusion that high speeds are safe and appropriate.



South Martineztown Sector Development Plan Map

STREET CONDITIONS / DESIGNATED ARTERIALS & TRAFFIC FLOWS

All Streets within Plan Boundary are Designated Poor to Very Poor.
 All Arterials rated Poor

- Principal Arterial
- Minor Arterial

17600 Weekday Traffic Flows

Sector Plan Boundary

- Street Conditions information based on City Street Maintenance Program
- Designated Arterials & Traffic Counts taken from the Middle Rio Grande Council of Governments '1994 Long Range Major Street Plan' and '1993 Traffic Flows' maps.

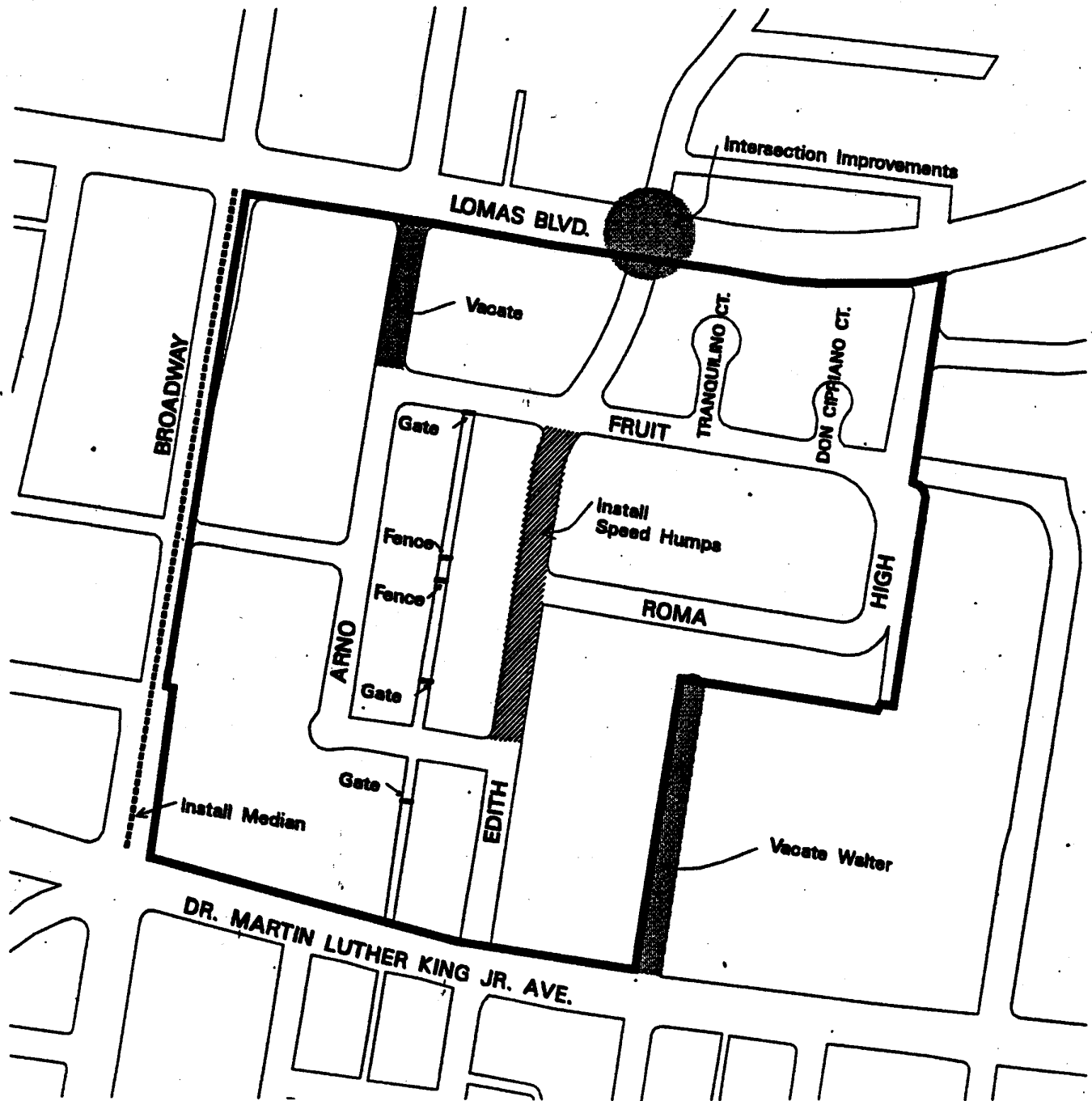
Traffic on Edith Boulevard frequently exceeds the posted limit of 25 mph. This is particularly true of northbound traffic coming down the incline from Dr. Martin Luther King, Jr. Avenue. This creates a dangerous situation since Edith is a pedestrian corridor and a street with considerable turning and decelerating traffic. Many Longfellow parents drop off and pick up their children on Edith. Several pedestrian and traffic generating uses are located along the four block section of Edith within South Martineztown. In addition to Longfellow Elementary School these include Martineztown Park, the Fruit Street public housing complex for seniors and disabled residents, Manuel's Market and Brooks Photo.

The Edith/Roma intersection is a frequent pedestrian crossing, as well as a designated school crosswalk with a crossing guard, and the location of frequent vehicular stops and starts by people going to and from Manuel's Market. Better, more prominent signage indicating the presence of children and disabled pedestrians will also alert drivers to drive with caution. The installation of speed humps on Edith Boulevard is the recommended means of controlling vehicular speed and increasing pedestrian safety. The installation of two pairs of three humps as recommended by Traffic Engineering Operations is viewed as the most cost effective and least disruptive means of achieving traffic management and pedestrian safety goals. If this alternative is unsuccessful, a Neighborhood Traffic Management Program (NTMP) should be implemented to address this issue.

Another measure discussed by planning meeting participants was the addition of a northbound traffic lane on Broadway Boulevard. This is viewed as a way to insure traffic flow along Broadway and reduce the likelihood of traffic using Edith as a crossover between Lomas and Grand. The widening of Broadway was anticipated during the Urban Renewal Program. The wall around the western portion of the residential area was setback from Broadway, however, there is insufficient right-of-way to accommodate this action. An alternative to installing an additional traffic lane is the installation of a landscaped median on Broadway from Dr. Martin Luther King, Jr. Avenue to Lomas Boulevard. This recommendation would improve vehicular movement by providing turn bays and would further identify Broadway Boulevard as an attractive arterial roadway.

2. Parking

Spillover parking into the neighborhood from Longfellow School and St. Joseph Medical Complex has been another ongoing issue. Parking for Longfellow staff is inadequate, requiring the use of Edith for parking. This situation results in two related problems: 1) inconvenient on-street parking for nearby residents; 2) safety concerns arising from parents double parking along Edith to drop off and pick up Longfellow students. While parents are instructed by Longfellow staff to use Roma Street adjacent to Martineztown Park for drop-offs, this problem persists. To a lesser degree, Medical Complex staff and



▲ North (6/95)

South Martineztown Sector Development Plan Map

PROPOSED TRAFFIC & TRANSPORTATION-RELATED IMPROVEMENTS

■ South Martineztown Boundary

visitors park within the neighborhood. Roma St. provides a particularly convenient pedestrian access to the northwest portion of the Medical Complex. This parking situation has largely been rectified by the Medical Center administration in cooperation with the South Martineztown neighborhood.

St. Joseph Medical Center in cooperation with Longfellow Elementary School and Albuquerque Public Schools representatives have formulated a plan to close or vacate the section of Walter Street north of Dr. Martin Luther King, Jr. Avenue which provides access to the Hospital and Longfellow parking. Street vacation would convey ownership of the street to the two adjacent institutional owners permitting them to restrict access and convert portions of Walter Street into parking. This plan would reduce Longfellow's parking deficiency and reduce onstreet parking on Edith. The neighborhood supports this effort and views it as a positive solution for everyone concerned.

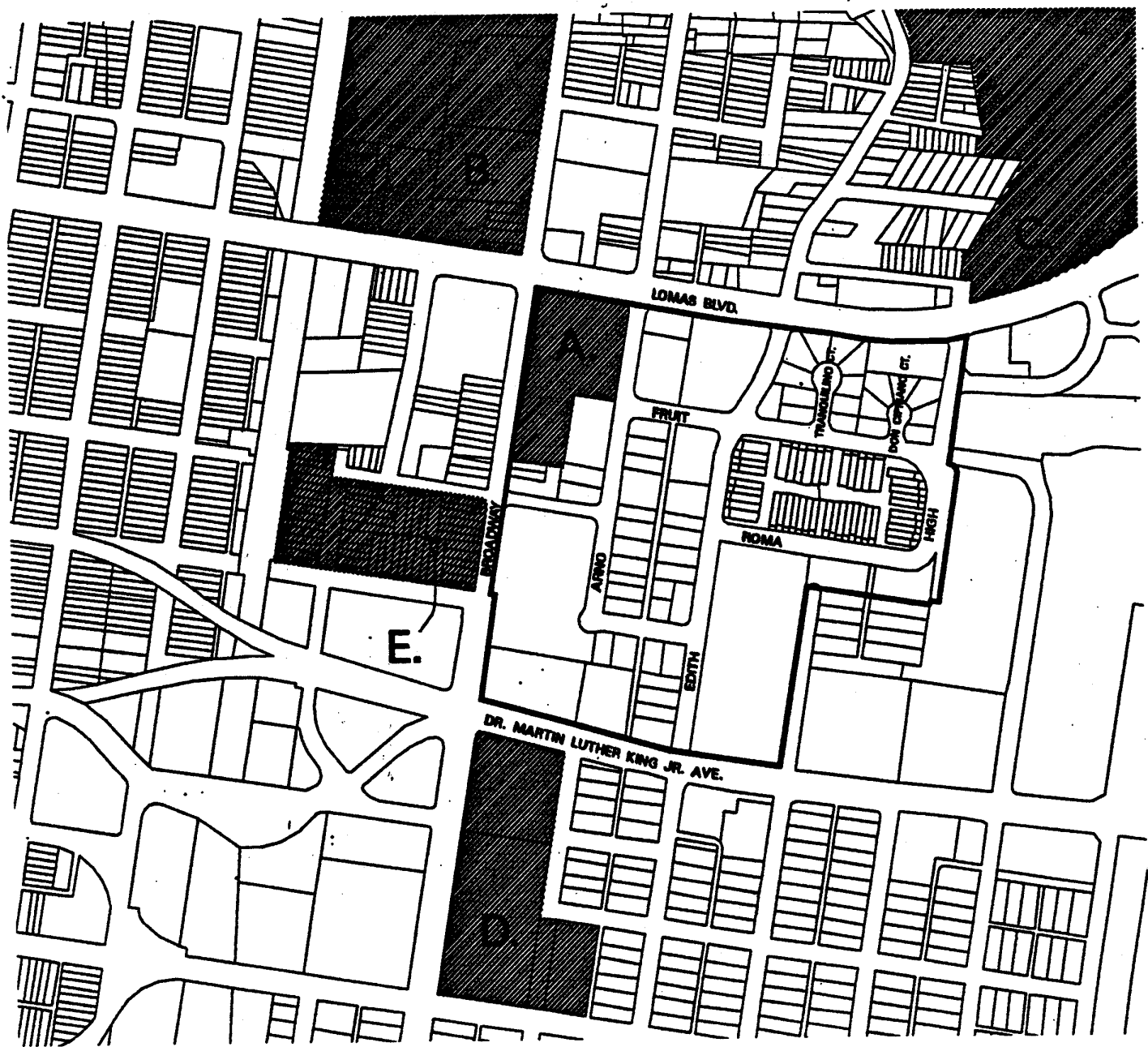
The Citizens Information Committee of Martineztown is also pursuing the closure of Arno north of Fruit Street. As part of the expansion plan for La Amistad Senior Citizen Facility, the neighborhood will request vacation of Arno from Fruit Street north for the length of this block. A segment of Arno south of Lomas would remain open to traffic, permitting access to the service station site at Lomas and Arno and to the northwest portion of the Lomas Center site at the corner of Lomas and Broadway. The vacation of Arno would provide parking for La Amistad and the adjacent senior housing units. Access to the parking lot would be from Fruit/Arno. This action would serve several objectives:

- 1) permit expansion of La Amistad senior meal site;
- 2) reduce incursion of unwanted traffic into the neighborhood from Lomas;
- 3) discourage traffic from cutting through the neighborhood from Broadway via Arno;
- 4) address the need for additional parking at La Amistad.

Area residents expressed interest in achieving all of these objectives during the course of planning meetings. The need for more parking at La Amistad was a prominent issue among respondents to the Citizen Satisfaction Survey.

3. Transportation

In 1994, the City Public Works Department completed the Downtown/Center City Transportation Study, a 20-year facilities plan for the downtown region. South Martineztown is within the study area. Although the Study contains few recommended changes or improvements that will directly affect South Martineztown, the document provides an area-wide context for transportation and traffic issues potentially affecting the neighborhood. Concepts potentially affecting South Martineztown include: 1) remote site parking for the downtown core within adjacent neighborhoods; 2) development of pedestrian corridors linking downtown to area neighborhoods and activity centers; 3) improvements to Interstate 25 interchanges at Lomas Boulevard, and Dr. Martin Luther



North (6/95)

South Martineztown Sector Development Plan Map

POTENTIAL DEVELOPMENT SITES

- A. Lomas Center Site: 3.41 acres at southeast corner of Lomas and Broadway
- B. Northwest corner of Lomas and Broadway. Post Office site owned by the federal government.
- C. Sandia Foundation property (Madden or Courthouse site) north of Lomas, south of Mountain, adjacent to I-25
- D. Old Albuquerque High School Site
- E. Coca Cola Bottling Plant

King, Jr. Avenue and Central avenues. These and other transportation-related improvements have the potential to adversely impact South Martineztown.

Development of vacant or underutilized sites within the South Martineztown vicinity also has potential implications for the neighborhood. Development of the Sandia Foundation property between Lomas and Mountain along Interstate 25 may impact the South Martineztown area in terms of transportation and traffic. Although this site is outside the South Martineztown Sector Plan boundary, the size of the site and its proximity to the neighborhood suggests that development guidelines should include measures to mitigate traffic impacts into South Martineztown along with the Santa Barbara-Martineztown neighborhoods. For example, it may be beneficial to eliminate the left turn signal (and turn bay) at Lomas and Edith for southbound traffic. This would limit traffic using Edith as a crossover or short cut through South Martineztown. A similar measure would be to eliminate the left turn bay for eastbound traffic at the Edith/Dr. Martin Luther King, Jr. intersection. Traffic mitigation measures should be considered at the time of development review.

Development of the vacant property on the northwest corner of Lomas and Broadway has similar implications for the neighborhood. This large parcel is owned by the federal government. The property is being held for an unspecified future use. Government officials indicate that the site will be developed in association with the Main Post Office which is located immediately north of the site. While there are no plans to develop the site in the foreseeable future, once development occurs traffic flows on nearby sections of Broadway and Lomas are certain to increase.

Development or redevelopment of the Old Albuquerque High School site and/or the Coca Cola Bottling plant site at the northwest corner of Marquette and Broadway may also cause traffic increases in South Martineztown. As with the Sandia Foundation site discussed above, measures to mitigate traffic and related impacts from the redevelopment of either of these properties should be considered during development review. Improvements to Broadway Boulevard that will facilitate traffic flow and reduce intrusion into the residential neighborhood become increasingly important with continued development of eastern edge of the downtown core *Refer to the previous map on Proposed Traffic & Transportation-related improvements.*

4. Street Conditions

Street conditions in South Martineztown are generally satisfactory. Since the neighborhood and its streets and sidewalks were rebuilt through the Urban Renewal Program, conditions commonly affecting Albuquerque's oldest neighborhoods are not prevalent in South Martineztown. In the mid 1970s, residential streets in South

Martineztown were widened and realigned, and new curb, gutter and sidewalks were installed.

Street conditions throughout the City are evaluated through the City of Albuquerque's Pavement Management System. In 1994, most residential streets within the neighborhood were ranked in the "Poor" category, indicating some degree of wear, cracking and/or related deterioration. According to City Public Works Department officials, only streets in the "Very Poor" category are now programmed for repairs. Handicap or wheel chair ramps are routinely installed as street repairs are made. In 1994, no streets within the South Martineztown neighborhood were identified for rehabilitation or reconstruction.

If area residents have concerns or notice problems with area streets, this information should be communicated to the Street Maintenance Section of the Public Works Department.

There is no systematic programming for curb and gutter repairs. If repairs are needed they are made concurrently with street repairs. The City Sidewalk Ordinance specifies that sidewalk repairs or replacement are the responsibility of the adjacent property owners. The same regulations apply to sidewalks adjacent to public property as to private property.

5. Transit

South Martineztown is well-served by City bus routes. At the time of plan development, four Sun Tran routes operated along the perimeter of the plan area. Designated bus stops, including benches at several locations, are located along Dr. Martin Luther King, Jr. Avenue, Broadway Boulevard and Lomas Boulevard. Direct service is available to a variety of employment and shopping destinations, with transfers providing service throughout the City. Residents may also choose to walk a few blocks to Central Avenue where a number of bus lines operate. As traffic demands increase, one or more bus bays will be needed on Lomas and possibly on Dr. Martin Luther King, Jr. Avenue and Broadway to facilitate traffic flow during peak hours. Bus bays will encourage bus usage by providing a safe, convenient and pleasant user amenity along high-traffic corridors.

6. Pedestrian Amenities

South Martineztown is a pedestrian neighborhood. Designers clearly intended this neighborhood to be a pedestrian enclave, limiting vehicular access points, creating walkways and providing ample landscaping. The block wall around the neighborhood

suggests that the neighborhood requires protection from surrounding roadways. Martineztown Park, Longfellow School, St. Joseph Medical Center and Manuel's Market all generate pedestrian activity within the neighborhood. The design and amenities of the neighborhood provide a pleasant environment for walking, strolling and picnicking. On a typical day in South Martineztown, pedestrians are common: children playing at the Longfellow playground; parents watching younger children at Martineztown Park; people of various ages walking to and from Manuel's Market; and others walking north along Edith to Santa Barbara/Martineztown or south toward Huning Highland and Central Avenue.

A major pedestrian issue during the planning process related to the Edith/Lomas intersection. This intersection is a heavily-used pedestrian crossing. It is a school crossing and it is also used regularly by other pedestrians, including senior citizens and others walking between The Martineztown House of Neighborly Services north of Lomas Boulevard and La Amistad Senior Center. The Martineztown House of Neighborly Services operates La Amistad Senior Center, which generates pedestrian traffic between the two sites. During the sector planning process the following issues/concerns were raised over this intersection:

1. Handicap or wheel chair ramps are needed on three corners, and the wheel chair ramp on the southeast corner needs replacement. The curb elevations (heights) are very high and dangerous for children and senior citizens;
2. Curb deterioration at three of the corners is significant and requires rehabilitation;
3. Utility poles and a fire hydrant obstruct pedestrian movement at the corners making it particularly difficult for elderly and disabled pedestrians to negotiate the intersection;
4. The allotted time for pedestrian crossing is too short. Residents continue to indicate that senior citizens and disabled users are often stranded in the Lomas median between oncoming lanes waiting for the light to change because they cannot cross the entire street during the allotted crossing time.

Given the frequency of use and the special needs of many pedestrians using this crossing, redesign and construction of the pedestrian crossing at the Lomas/Edith intersection is a priority. The Lomas Boulevard Median Landscaping Project should be adjusted to incorporate pedestrian safety enhancements at this intersection in order to maximize public expediters.

Improvements to this intersection could be reinforced by two related landscaping projects recommended by neighborhood residents. The first project includes an entrance sign welcoming visitors to South Martineztown in combination with a hardscape focal point on the southeast corner of the Lomas/Edith intersection. This focal point would replace existing weeds and debris with specialty paving and a sign, creating an attractive pedestrian amenity and streetscape improvement. Along with the focal point, the bare planting strip along the south side of Lomas Boulevard has been identified for improvement. This strip is adjacent to the north side of the wall delineating the

neighborhood boundary. This strip should be paved to reduce weed and litter problems, and to provide walking space for pedestrians and more space for the existing bus stop.

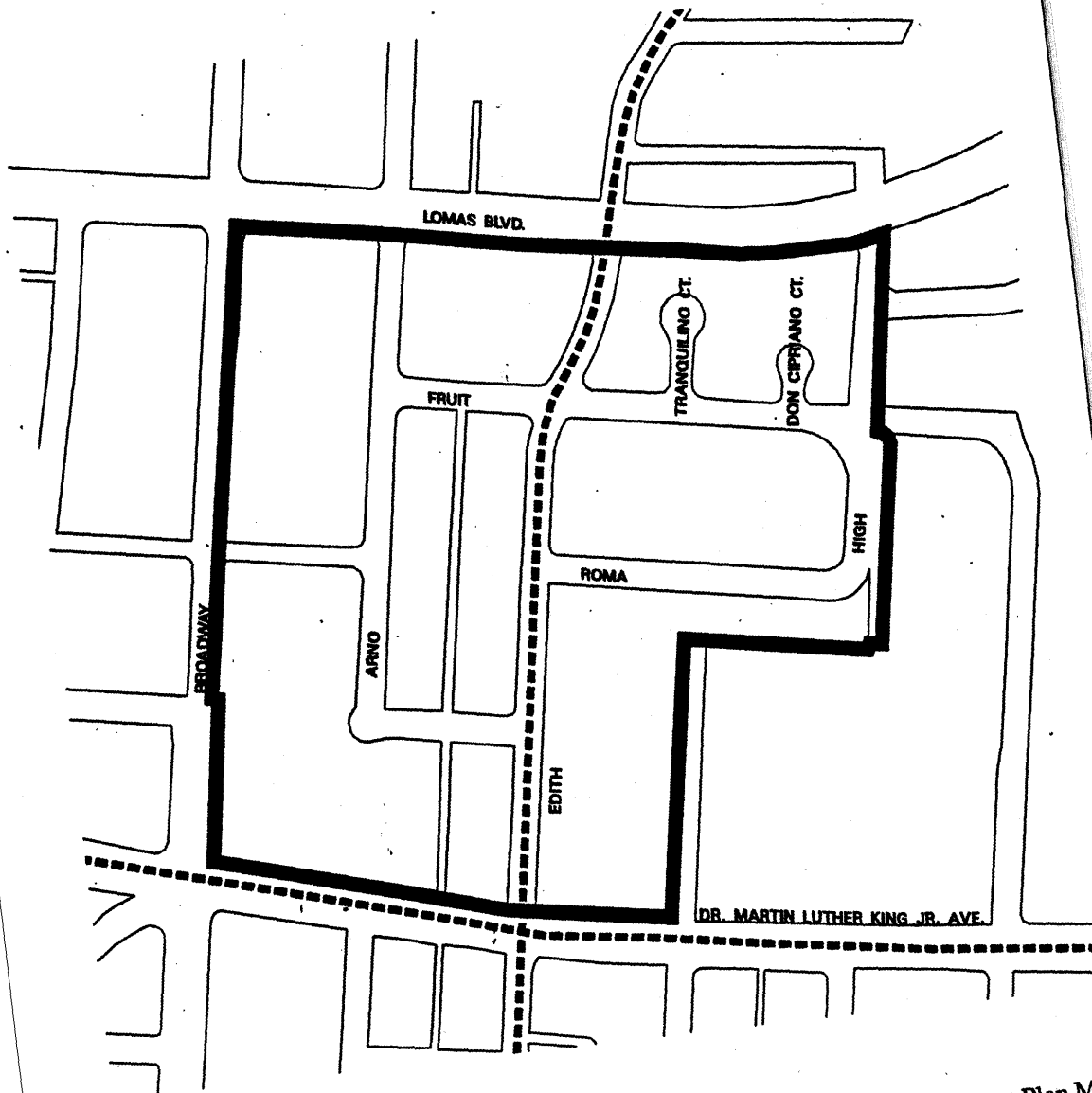
Another pedestrian and right-of-way issue relates to the use of the Edith/Arno Alleyway. This two-block stretch of public right of way was designed and built as a pedestrian walkway during the Urban Renewal Program. Since that time, the alleyway or walkway has not served its intended function; rather, it has been frequented by transients, graffiti artists and others seeking privacy for drinking or drug taking. It is generally avoided by residents, particularly after dark. Residents are seeking relief from these problems by limiting access to the area. Installation of fencing with lockable gates would permit access by utility and City maintenance vehicles while keeping unauthorized individuals out.

7. Bicycle Routes

Edith Boulevard is the one designated bicycle route in South Martineztown (see map on the following page). A second route is located on Dr. Martin Luther King, Jr. Avenue adjacent to the neighborhood. Bikes routes are part of a metropolitan bikeway system which is designed to provide an alternative to vehicular transportation as well as providing recreational opportunities for area residents. The bicycle route designation alerts drivers to the presence of cyclists with street signs while providing an appropriate long distance route for recreational bicyclists and commuters.

Recommendations:

1. Implement traffic management and pedestrian safety improvements on Edith Boulevard between Dr. Martin Luther King, Jr. Avenue and Lomas Boulevard.
 - A) Install two sets of three speed humps on Edith to slow traffic, increase pedestrian safety and discourage vehicular intrusion into the neighborhood.
 - B) Install traffic and pedestrian signage on Edith and adjacent streets as appropriate:
 - speed limit signs
 - school, hospital, senior citizen and handicapped zone signs
 - litter-free neighborhood signs
 - Designate the portion of Roma that is adjacent to Martineztown Park an official student drop off area for Longfellow students. This will eliminate double parking on Edith and improve the safety of children.



South Martineztown Sector Development Plan Map **BIKEWAYS**

▲ North (695)

--- Bike Route

- Moderate traffic, signed, not recommended during rush hours or at night.
- * Information taken from Metropolitan Albuquerque Bicycle Map

- C) Implement a Neighborhood Traffic Management Program (NTMP) if identified implementation measures for reducing traffic speed are ineffective.

Implementation Responsibility: Traffic Engineering in coordination with CICM and Longfellow Elementary.

2. Improve the Lomas/Edith intersection for pedestrian safety and convenience. This major pedestrian crossing has not been updated to provide a safe and pleasant pedestrian environment. Curbs are steep and crumbling. The sidewalks are narrow and obstructed by utility poles and other objects.

- Install new curb and gutter along with wheel chair ramps;
- Lengthen the time allotted for crossing;
- Remove or relocate utility poles obstructing the pedestrian pathway.

Implementation Responsibility: Public Works Department in coordination with CICM. This project should be evaluated to determine if it would be most cost effective and efficient to link it with the Lomas median landscape improvements.

3. In combination with recommendation 2. above, improve the Lomas streetscape in terms of pedestrian convenience, aesthetic appeal and maintenance:

- A) Pave the 3 1/2 foot-wide dirt planting strip on the south side of Lomas between the sidewalk and CMU wall which runs along the south side of Lomas roughly between Arno and High streets. This will eliminate the recurring weed problem and provide improved pedestrian convenience, especially adjacent to the bus stop to the east of the Edith/Lomas intersection. Along with paving improvements, eliminate two unnecessary curb cuts on Lomas Boulevard between Arno and Edith.

Implementation Responsibility: Public Works Department.

- B) Install hardscape focal points at the southeast and southwest corners of the Edith/Lomas intersection. The triangular-shaped dirt areas between the sidewalks and block walls provides appropriate locations for these features. Install a "South Martineztown Neighborhood" sign at the southeast corner of this intersection.

Implementation Responsibility: Parks and General Services Department in cooperation with the CICM. Urban Enhancement funds will be requested.

- C) Evaluate adjustments to the Lomas median design to accommodate future Woodward Avenue signalization which anticipates access/egress to the Sandia Foundation property on the north side of Lomas. This access/egress location will reduce future traffic incursion on the South Martineztown and Santa Barbara/Martineztown neighborhoods by keeping traffic off Edith.

Implementation Responsibility: Traffic Engineering with coordination from Transportation Development and the Parks and General Services Department.

4. Vacate Arno Street from Fruit Street northward to Lomas Boulevard to provide parking for the expansion of La Amistad Senior Center.
Implementation Responsibility: NM State Legislature has allocated funds for a portion of this project. Additional future funding from the legislature is possible. Additional funding and coordination will be required from the City Department of Community and Family Services and the Public Works Department. The CICM will coordinate the project.
5. Redesignate the Edith/Arno Alleyway a Utility Easement and install fencing and three lockable gates at vehicular and pedestrian entrances to the alleyway to prevent vehicular and pedestrian access.
Implementation Responsibility: City Public Works in cooperation with Public Service Company of New Mexico and in coordination with the Planning Department and the CICM.
6. Install a street light or similar high intensity light along the Martineztown Walkway where it crosses the Edith/Arno Alleyway. A light at this location would improve safety and security for Walkway pedestrians.
Implementation Responsibility: City Parks Maintenance Department in coordination with the CICM.
7. Install a 16' median on Broadway Boulevard from Dr. Martin Luther King, Jr. Avenue to Lomas. Landscape the median as appropriate. Provide left turn bays and improved corner radii as needed. Since the available right of way on Broadway will not accommodate an additional traffic lane, the median is the best alternative to promote traffic flow and provide streetscape enhancements.
Implementation Responsibility: City Public Works in coordination with CICM.
8. Vacate Walter Street north of Dr. Martin Luther King, Jr. Avenue creating additional parking for Longfellow Elementary School and St. Joseph's Medical Center. Medical Center representatives have formulated tentative plans for this project in cooperation with APS and the CICM. This project would be of benefit to the neighborhood and to both institutions by relieving parking deficiencies and reducing parking encroachment into the neighborhood.
Implementation Responsibility: St. Joseph Medical Center and Longfellow/APS and City of Albuquerque. Neighborhood representatives urge City cooperation on this project which provides benefits to all concerned parties. A possible means of avoiding right-of-way acquisition charges to St. Joseph Medical Center would be to deed all right-of-way to APS and implement acquisition of the street right of way through the Joint Powers Agreement between the City of Albuquerque and APS.

C. Housing

1. Overview

South Martineztown is unique in terms of its housing characteristics and conditions. Area housing stock was totally replaced in the 1970s as a result of the Urban Renewal program. As a consequence, area housing units are relatively new for an inner-city neighborhood. Most of the housing stock was built after 1975. Another unique aspect of area housing is the large proportion of public housing within the neighborhood. About half of area housing is provided by Albuquerque Housing Services, the agency which operates the City's public housing program.

U.S. Bureau of Census information indicates that South Martineztown had a population of 428 in 1990. Total number of households was 201, giving an average household size of slightly over 2. In contrast, the average household size in Albuquerque is about 2.5. The low figure for average household size is in large measure due to the number of people in South Martineztown who live alone. This is particularly true of senior citizens; 100 neighborhood residents are age 65 or older, 53 of these individuals live alone.

Almost a quarter of the population of South Martineztown was 65 or older at the time of the 1990 Census. This compares with a citywide average of 11%. Clearly, this factor has tremendous implications for area housing as well as other neighborhood issues. Mobility, accessibility and security are among the special needs of senior citizens. Meetings with area seniors during the planning process revealed numerous concerns relating to housing, particularly with security and maintenance. These concerns were most prevalent among seniors living in public housing. Area senior citizens perceive themselves as susceptible to crime and dependent on public services. For example, a broken window, a buckled sidewalk or a malfunctioning lock may not be major concerns for the general population. For senior citizens, however, such matters can take on an urgent quality.

Property values in South Martineztown have been stable since Urban Renewal. Data from the 1990 Census indicates that 46 of the 54 owner-occupied housing units were valued between \$50,000 and \$100,000. At that time, Albuquerque's median home value was \$85,900. Area housing values thus appear to be within the general range of the median values in Albuquerque. Determining housing value is traditionally accomplished by an assessment of the sales price of comparable properties. Sales of private property in South Martineztown have been concentrated in the San Martin Townhouse Complex. Townhouse units commanded respectable values in 1994. Units sold for prices in the \$70 dollar per square foot range--a fairly typical price in Albuquerque's stable, older neighborhoods.

South Martineztown is a surprisingly stable residential area. Residents tend to live in the neighborhood for a long time. This is unusual, given the high percentage of public housing and rental housing in the neighborhood. Generally renters, whether living in public or private housing, tend to be much more transient than homeowners. Nonetheless, a tendency towards long-term residency within the neighborhood is indicated by Census data. Estimates from the 1990 Census show that 55% of neighborhood residents five years of age or older lived in the same house for at least five previous years. This compares to a citywide rate of 45%.

The South Martineztown Citizen Satisfaction Survey substantiates Census data and provides some explanation for residential stability. Of the 122 responses to the question: "How long have you lived in this neighborhood?" 59 respondents indicated that they have lived in the neighborhood ten years or more. Eight respondents have lived in the neighborhood all their lives. While 93 of the 134 survey respondents were renters, respondents overwhelmingly indicated a high level of neighborhood satisfaction. It appears that the strong commitment of long-term residents to the neighborhood is shared by much of the rental population of the area. Both renters and owner occupants like the area and like living there. Survey respondents indicate that the most favorable attributes of the area are: convenience to health care, close proximity to employment and neighborhood upkeep and appearance.

Maintenance of residential quality is a major issue for area residents. During the planning process, concerns surfaced about the future stability of the area. Given the large percentage of rental housing in the neighborhood, some residents believe that the neighborhood is vulnerable to problems associated with even a slight shift in the current balance between rental and owner-occupied housing. In this line of reasoning, an increase in absentee landlords would increase the possibility for inadequate property maintenance and diminish neighborhood involvement. As neighborhood conditions deteriorate, owner occupants would continue to leave the area. Whether or not this decline scenario would be triggered by a decrease in owner occupancy, the neighborhood makes an ongoing effort to be well maintained. Graffiti is regularly removed, litter is picked up and properties are generally well-cared-for. Neighborhood leaders view property maintenance and upkeep as critical elements to retaining stability and maintaining a high quality of life for area residents.

Given the neighborhood's demographic profile and housing patterns, rates of owner-occupancy and residential stability should be closely monitored. The high percentage of rental units within the neighborhood along with the high percentage of elderly residents suggests that shifts in neighborhood composition could occur quickly. Such shifts could compromise neighborhood stability and quality of life. The City of Albuquerque must be responsive to such issues since it has considerable responsibility for the residential health of the area since half of the area's housing units are owned and operated by the City.

2. Private Housing

The 1990 Census identified 205 housing units in South Martineztown; 109 of these units were privately owned. Sixty units were owner occupied. Consequently, the rate of owner occupancy in the neighborhood is 30%. In contrast, 57% of the housing units citywide were owner occupied--double the South Martineztown rate. Given the low level of owner occupancy in South Martineztown many residents are concerned about the potential for disinvestment. Owner occupants have been the most active in neighborhood activities and improvement efforts. It is feared that further erosion of owner-occupancy levels will reduce both community participation and property maintenance levels.

Owner occupied units within South Martineztown are of two predominant types: single family homes and townhouses. Single family homes are generally detached, frame-stucco dwellings ranging in size from 1,200 to 2,000 square feet. Area townhouses are all within the San Martin Townhouse Complex, a 4.4 acre complex containing 45 units. The majority of these units are owner-occupied, although some are rented or leased.



San Martin Townhouses.

At the time of the planning process, the private housing stock in South Martineztown was in good condition. In the future area homeowners may wish to seek government assistance in making home repairs. Albuquerque Housing Services administers the City's Rehabilitation Loan Program which is designed to assist low income homeowners who cannot afford to make loan payments. The program includes three components:

1. Direct Loan Assistance Program provides deferred payment and low interest loans to qualifying homeowners.
2. Corrective Rehabilitation Program can be used for home renovation projects completed within the previous two year period.
3. Private Lender Participation Program provides funds to subsidize low interest loans from private lenders.

Additional information regarding these programs is available from Albuquerque Housing Services, Rehabilitation Section.

3. Public Housing

Almost half of the area housing units are publicly provided. These include 96 units that are contained in three complexes:

1. Fruit Street: a 13 building complex with 38 one bedroom elderly and disabled units.
2. Arno Street: a four building complex with eight one bedroom elderly units.
3. Martineztown Family Apartments: a 26 building complex on Roma with 50 units containing a mix of one, two, three and four bedroom units.

In the course of neighborhood planning meetings, public housing was a frequent topic. It was a topic shared by public housing residents and nonresidents. For nonresidents, public housing issues revolved primarily around the issues of the management, maintenance and security of public housing property. Many neighborhood residents felt that the City has been inconsistent in its management and maintenance of public housing, particularly the Martineztown Family complex. Building and grounds maintenance was a concern along with tenant and visitor activities. Specific issues included on-site security, drinking and other illegal activities occurring in the parking lots, on-premises drug dealing and property destruction by tenants and their visitors. The possibility of having an on-site manager was explored along with the feasibility of having a weekend security guard for the three complexes. According to Albuquerque Housing Services officials, neither suggestion is financially feasible in the foreseeable future.

The neighborhood is also interested in becoming more involved in the public housing process. Citizens Information Committee of Martineztown requests that the tenant screening process become more rigorous and prevent people with a history of disruption or criminal involvement from occupying public housing. The CICM also requests to be allowed to make improvement requests as part of the Comprehensive Grant Program which sets five-year and annual funding priorities for maintenance and renovation projects at public housing sites. Area residents are also interested in developing activities

where public housing tenants and other residents have the opportunity to get together socially.

Public Housing residents expressed interest in two main areas: security and maintenance. Security was a major factor to disabled and senior residents who attended planning meetings. Albuquerque Housing Services officials stressed that tenants need to communicate their requests and concerns to staff. There has been some confusion among tenants as to the procedure for requesting repairs and renovations.

The conversion of the Martineztown Family Complex into owner-occupied housing was discussed during the neighborhood planning meetings. Proponents of this action believe the neighborhood is unduly burdened by a high number of public housing units and that this complex should be converted into private, condominium-style housing. According to proponents, conversion of this complex into owner-occupied units would accomplish a number of goals:

1. Increase the number of owner occupants in the neighborhood thereby increasing the vested interest of the population in the neighborhood's future.
2. Result in a more stable population base.
3. Reduce the high percentage of the City's property ownership within the neighborhood.
4. Provide the opportunity for willing public housing residents to become homeowners.

This issue did not generate widespread concern or support within the neighborhood. However, proponents argue that this proposal warrants further investigation. It was noted that the conversion of public housing complexes into tenant managed and tenant-owned facilities is underway in various locations across the nation.

Recommendations:

1. Promote awareness among area homeowners of available housing rehabilitation assistance.
Implementation Responsibility: Albuquerque Housing Services, Rehabilitation Section and CICM.
2. Involve the CICM in resident orientation sessions with Albuquerque Housing Services and APD.
Implementation Responsibility: Albuquerque Housing Services, APD and CICM.
3. Promote interaction between the neighborhood and public housing residents.
 - luminarias
 - neighborhood events
 - welcome brochure/packetImplementation Responsibility: CICM and Albuquerque Housing Services.

4. Provide a housing unit within the Martineztown Family Complex to an APD police officer to discourage crime in and around the housing complex. If this is not possible, or, if desired results are not achieved, implement one or both of the following alternatives to improve management and security at the Martineztown Family Complex and nearby public housing facilities:

- Provide an on-site manager
- Provide an evening security guard

At the time of plan preparation, Albuquerque Housing Services indicated the lack of available funds for the on-site manager (\$28,000 annually) or for security services utilizing off-duty APD officers at a rate of \$20/hour.

Implementation Responsibility: Albuquerque Housing Services and APD.

5. The CICM, along with public housing tenants, should be well-informed about the Comprehensive Grant Program (which determines funding priorities for public housing facilities) and given adequate opportunity to comment on the proposals and the specific work to be done.

Implementation Responsibility: Albuquerque Housing Services and CICM.

6. Write a public housing handbook that would be distributed to public housing residents and made available to other neighborhood residents.

- policies
- procedures
- programs

Implementation Responsibility: Albuquerque Housing Services with input from the CICM and other interested neighborhood associations and other interested organizations.

7. Evaluate future phase-out of the Martineztown multi-family public housing complex into owner-occupied units. The purpose of a phase-out would be two-fold: 1) to promote home ownership among people who would not otherwise have that option; 2) to develop increased neighborhood stability by increasing the number of stakeholders (owner-occupants) within the neighborhood.

Implementation Responsibility: CICM and other organizations in cooperation with Albuquerque Housing Services.

D. Parks:

1. Martineztown Park

Martineztown Park is a central feature in the South Martineztown neighborhood. Prominently located on Edith Boulevard, this well-used facility serves many functions: 1) a neighborhood park for area residents and visitors; 2) a play area for Longfellow Elementary students; 3) a greenspace buffer between the St. Joseph Medical Center campus and the neighborhood; 4) a gathering place for various neighborhood and community events. The most frequent users of the park are elementary school children and parents with preschool children.

The park was designed and constructed as part of the Martineztown Urban Renewal Project in the early 1970s. The western portion of the park land (playground and area around the sculpture) is under a joint lease agreement with APS that will expire in 1997. It appears that the lease arrangement will be extended for another 25 years.

Over the years the use of the facility has become more oriented to passive activities for adults and play facilities for preschool and early elementary school children. In 1988, the Southwest Pieta sculpture by Luis Jimenez, Jr. was installed in Martineztown Park, bringing citywide attention to the park and reinforcing the park's passive orientation.



Martineztown Park and "Southwest Pieta" sculpture.

In 1992, basketball goals were removed at the request of the neighborhood. This reduced the use of the park by teenagers and young adults, resulting in a corresponding reduction of complaints associated with rowdiness and drinking. Most area residents favor these changes and would like future improvements to continue to orient to passive uses and playground facilities for young children.

During the planning process, design and maintenance of the park were areas of concern for planning participants. Trash pickup and maintenance during summer months were viewed as inadequate. The Park Management Division along with neighborhood residents need to remind park users, including the operators of the Summer Lunch Program, that they are responsible for cleaning up after themselves. Also, park design and equipment require updating. Improvements to the park can be divided into two basic categories: short range improvements; and, a comprehensive park renovation plan. Short range improvements include trimming of trees, more effective maintenance, installation of signage alerting users to park rules and hours, and removal of dangerous, worn and outdated equipment. A comprehensive renovation plan will include a major design alterations to the park, making it a more functional and appealing facility for residents and nonresidents. *(See Appendix B for a list of recommended short and long-range improvements.)*

2. Martineztown Walkway

Martineztown Walkway is a pedestrian connection between Edith and Arno at Roma. This paved and landscaped walkway was built with Urban Renewal funds and is now owned and maintained by the City of Albuquerque. Park Management Division of the City Parks and General Services Department is responsible for maintenance and repairs. The Walkway is an important pedestrian feature of the neighborhood, providing a safe and attractive pathway for area residents. At the time of the planning process, however, the Walkway was unlit at night, creating a potentially hazardous environment for pedestrians and nearby property owners.

Recommendations

1. Make short range improvements to Martineztown Park. *(See Appendix B for a complete listing of recommended improvements.)*
Implementation Responsibility: Park Maintenance in coordination with CICM.
2. Develop a comprehensive renovation plan for Martineztown Park based on community needs. Orient the park toward passive use activities for adults and age-appropriate playground equipment for preschool-age children. The first

implementation phase of this plan will be the planter area along the slope adjacent to the Longfellow Elementary School playground.

Implementation Responsibility: Design & Development Division of Parks and General Services Department in coordination with the CICM, St. Joseph Medical Center representatives and Longfellow School/APS representatives.

3. Develop a Neighborhood Landscape Maintenance Program to ensure maintenance of existing landscaping and provision of additional landscaping on property maintained by the Park Maintenance Division. This is needed to protect the existing public investment and to ensure that buffering is maintained to soften the impacts of institutional and urban development. Landscaping is a primary element of the distinctive character of this neighborhood, a neighborhood surrounded by intensive urban development.

The program will include:

- An updatable inventory of landscaping and plant features
- A replacement timetable for aging or diseased plantings

Implementation Responsibility: Park Maintenance Division with necessary assistance from Design & Development Division in cooperation with the CICM.

E. Recreation

Participants in the planning process expressed concern with the perceived lack of recreational opportunities available within the neighborhood for area teenagers and young adults. Participants expressed concern that without structured recreational activities area youth were more inclined to engage in anti-social activities. Residents pointed out that the Longfellow Elementary School gymnasium was built with federal community development funding that was targeted to the neighborhood. Consequently, area residents feel that they should be given access to this facility through structured programs that service neighborhood and community needs.

Recommendation

1. Develop joint recreational and educational programs between Longfellow Elementary School, City Cultural & Recreational Services Department and the Martineztown House of Neighborly Service as appropriate with coordination with the CICM.
 - Develop programs for community use of the Longfellow School gym
 - Explore and develop funding to support a recreational program for teens
 - Develop recreational programs for *At Risk* Longfellow students through the City-sponsored Middle School Initiative program
- Implementation Responsibility:** Longfellow Elementary, Cultural & Recreational Services Department, the Martineztown House of Neighborly Services in cooperation with the CICM.

F. Social Services & Facilities:

The primary provider of social services in South Martineztown is the Martineztown House of Neighborly Service located at 808 Edith Boulevard NE. Although not within the boundaries of South Martineztown, the Martineztown House of Neighborly Service has been serving the South Martineztown area since the 1920s. It offers programs to preschool children, school-age children, parents and senior citizens. The service area of the Martineztown House of Neighborly Service includes the area from Menaul Boulevard south to Dr. Martin Luther King, Jr. Avenue; its east-west service boundaries are Interstate 25 and the Santa Fe Railway tracks. In addition to operating programs at its Edith location, the Martineztown House of Neighborly Service provides staff and programs for La Amistad Senior Center at 415 Fruit Street NE. Its primary sources of funding are the Presbyterian Church and the United Way.

Martineztown House of Neighborly Service

The Martineztown House of Neighborly Service has three full-time and seven part-time staff along with over thirty volunteers. It offers the following services which are available to qualifying individuals and families in South Martineztown:

- **Summer Program.** Eligible children from 3-14 years-of-age participate in a weekday educational (reading-based) and recreational activities designed to enhance academic and social skills.
- **After School Tutoring.** Through this program, two teachers provide tutoring to area children.
- **Bookstart.** A program exposing 3 to 5-year olds to the world of books on weekday mornings.
- **Outreach Counselor.** Provides counseling to area children, parents and seniors on a variety of matters as needed.
- **Before and After School Program.** Provides recreation and tutoring to children 3 to 14 years-of-age before and after school. Staff walks before school participants to Longfellow Elementary School in the mornings.

At the time of the planning process, the Martineztown House of Neighborly Service was developing a community-based Demonstration Preschool Program stressing parental involvement through adult education classes and other programs.

Through its programs, Martineztown House of Neighborly Service attempts to prepare preschool children for elementary school and supplement the educational development of school-age children. Its programs are designed to enhance the social and intellectual development of area children without duplicating the programs or training provided by regular schools. The Martineztown House of Neighborly Service attempts to provide a safe, non-threatening environment that encourages participation from parents and others

who might otherwise be reluctant to become involved in educational, community or family programs.

La Amistad

This facility is owned and maintained by the City of Albuquerque but operated by the Martineztown House of Neighborly Service. La Amistad provides a place for seniors to socialize and participate in a variety of structured activities including ceramics, various arts and crafts, and a guest-speakers program. Seniors are also given day to day assistance along with professional assistance with income tax filing and medication. The City Office of Senior Affairs provides a lunch program at La Amistad with carry-outs for home bound individuals.

Given the large number of senior citizens within South Martineztown, La Amistad is a needed and well-used facility. At the time of the planning effort, the CICM was spearheading an effort to expand the facility utilizing funds appropriated by the New Mexico State Legislature and other funds. This is an appropriate action given the demonstrated needs of the neighborhood and the popularity of La Amistad's programs. Upon expansion (which appears likely) La Amistad will need to make ongoing outreach efforts to senior citizens north of Lomas Boulevard to ensure they are aware of available programs and services. Historically, La Amistad has primarily served South Martineztown. Other community-based activities should also be explored in cooperation with Longfellow Elementary School staff, St. Joseph Medical Center representatives and nearby neighborhood groups.

Therapeutic Recreation Program

This program is operated out of the office at 330 Roma NE. Therapeutic Recreation offers before and after school programs at several schools in the APS district. Its mission is to provide recreational opportunities (primarily swimming) for disabled children. No on-site programs are offered in the South Martineztown area, the Roma facility is only an office and coordination center.

Recommendations:

1. Expand La Amistad Senior Center providing adequate space and facilities to serve the needs of area senior citizens and others in need of social services. Upon expansion, La Amistad and Martineztown House of Neighborly Service shall make an ongoing effort to involve more seniors from north of Lomas in its programs at La Amistad.
2. Develop cooperative programs between the Martineztown House of Neighborly Service, Longfellow Elementary School, St. Joseph Medical Center and the CICM to address the needs of area children, parents and senior citizens. Refer to Recommendations in Recreation section (E) of this plan.

G. Education:

Education is an important area of concern to the neighborhood. The proximity and history of Longfellow Elementary School has reinforced the stand for quality education for area children among neighborhood leaders. South Martineztown is served by Longfellow Elementary School, Jefferson Middle School and Albuquerque High School. Area residents are most concerned about the education offered at Longfellow since it serves the immediate neighborhood and it is a school the neighborhood successfully fought to keep.

Longfellow Elementary School was built in 1927 on its present site. Declining enrollments through the 1960s and 1970s resulted in plans for the closure of the school once the building had reached its useful life. In 1978 irreparable structural problems were discovered and the school had to be closed. Student enrollment had dropped to 130 by this time--half the number it had been built for. At this point the neighborhood mobilized, convincing the Board of Education to build a new school on the same site. The school would be a model of innovation, beginning with extensive community involvement in the planning process. It was determined that Longfellow would become a magnet school, the first one in the district. Half of the student body would come from the surrounding residential area, the other half would be drawn from the remainder of the district. The original goals of Longfellow include the following:

- All students would be afforded multicultural-bilingual instruction
- The program would draw upon the heritage of the Longfellow community
- Each student would receive individualized instruction to maximize potential
- Affective development would be stressed
- Respect for self and others would be stressed
- Fine arts and Spanish language instruction were to be emphasized

Input from the community stressed additional ideas as involving senior citizens in the school, permitting community members to use the gymnasium, offering citizenship classes and involving students in the community.

Longfellow Elementary was rebuilt and reopened in 1982. Since reopening Longfellow Elementary has received numerous accolades for its programs. Each year numerous out-of-district parents have sought to enroll their children in Longfellow-- typically with the majority being turned away due to the lack of available space. Neighborhood leaders, however, have not been as satisfied. Over a period of many years the CICM developed a growing concern over the apparent academic performance of neighborhood students. An assessment was requested of Albuquerque Public Schools (APS) to determine the relative performance of Longfellow's residential and magnet students.

In September, 1993, APS released the study: The Longfellow Elementary Magnet School: Social, Cultural and Academic Effects on Neighborhood Children, 1982-1993. This study largely confirmed the suspicions of the CICM: that neighborhood children

were not performing well academically, while at Longfellow or at Middle and High School levels. Significant findings include:

- Magnet parents are more involved in the school than are resident parents
- Resident students score below magnet students and district averages on standardized tests
- Resident students cohort groups score below matched low income schools
- Resident students drop out of school at a rate higher than magnet students, the District average and the Albuquerque High School average.

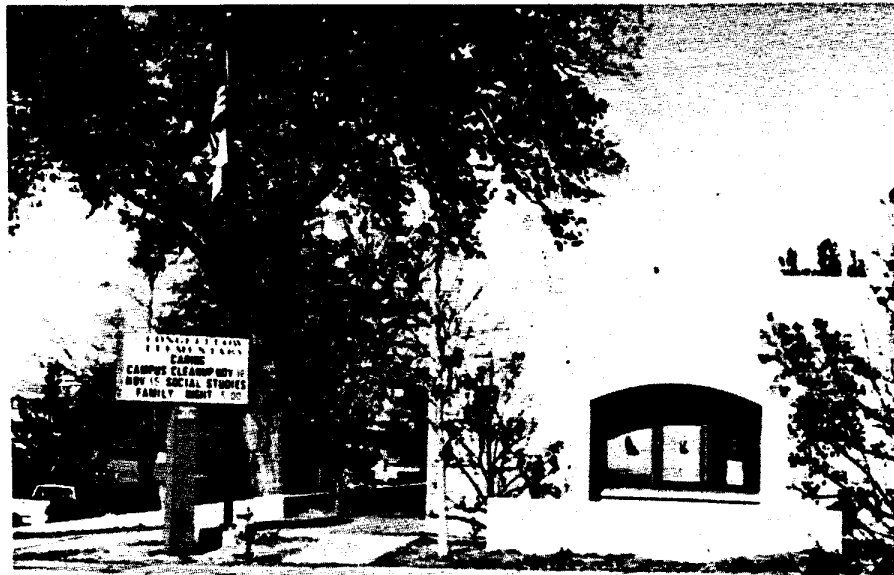
These results are disturbing to parents and neighborhood leaders, many of whom fought to save Longfellow and develop an innovative program that would address many of the deficiencies verified by the 1993 study. While Longfellow staff has committed to addressing this situation, the CICM believes significant action is needed to reverse the ongoing academic deficiencies of area children.

Recommendations:

1. To address the ongoing academic deficiencies of area children, a comprehensive strategy for improved academic performance shall be developed and implemented. The strategy will involve Longfellow School, the Martineztown House of Neighborly Service, the CICM and other neighborhood groups in the district.
Implementation Responsibility: The CICM in coordination with Longfellow staff and administration, Jefferson Middle School, Albuquerque High School and the University of New Mexico School of Education.

For additional Recommendations pertaining to Education and Longfellow Elementary School, refer to Recommendations in the following sections of this plan:

Crime & Security; Transportation; Traffic & Pedestrian Accessibility;
Parks; Recreation; Social Services & Facilities



Longfellow Elementary School at the corner of Dr. Martin Luther King, Jr. Avenue and Edith Boulevard.

H. Utilities:

1. Electrical Transmission

Public Service Company of New Mexico (PNM) provides electricity to the South Martineztown neighborhood. A three-phase 46 kilovolt sub-transmission line (FT46KV line) is located in the alleyway between Arno and Edith from Lomas Boulevard to Dr. Martin Luther King, Jr. Avenue. This high voltage transmission line is a main feed for the St. Joseph Medical Center and is a major north-south distribution line to various residential and commercial areas from Praeger Station on the north, and southward to Rio Bravo Boulevard. The Arno Distribution Sub-Station, located at the northeast corner of Arno and Marquette, steps down the voltage from 46KV to 12.47KV, providing voltage levels suitable for distribution into residential and commercial areas. Small transformers (cylindrical units located on power poles) step down voltage further (to 110 volts) for direct service to electrical customers.

The 46 KV line and Sub-Station were installed in the early 1970s at the time the neighborhood was rebuilt during Urban Renewal. PNM representatives indicate that the life of transmission lines and substations is indefinite; PNM has no immediate plans to retire the Arno Sub-Station or make any changes to the electrical distribution system in the area. Nor does PNM have a program for replacing existing overhead transmission lines with below-ground facilities. Underground placement of electrical transmission lines is roughly 10-times the cost of overhead installation. Planned changes to electrical transmission facilities is addressed in the document: The Facility Plan for Electric Service Transmission and Subtransmission Facilities (1985-1995). An update of this document will be prepared in 1995 or 1996 by the City Planning Department.

Electromagnetic fields (EMF) are a potential source of health hazards associated with electric transmission lines. There are no established standards (at any level, local, state, federal or international) for determining harmful or acceptable levels of EMF exposure. All electrical current emits EMF; an average person is exposed to EMF daily from proximity to electrical appliances, lights and electrical wires. While studies have been conducted on the linkage between exposure to EMF and cancer, particularly childhood leukemia, nothing conclusive has been determined regarding exposure levels and duration. The following statement is from the U.S. Environmental Protection Agency (EPA) addressing EMF exposure:

Recent information suggests that exposure to electromagnetic fields may pose a health risk. Information at this point is inconclusive and more research is needed. Meanwhile, individuals may wish to avoid or reduce their exposure when practical.

This is the concept of prudent avoidance. More specific guidelines for EMF have not been developed.

Several dwelling units in South Martineztown are in close proximity to the high voltage transmission lines that are located in the Arno/Edith alleyway. While recognizing that there are no existing standards or requirements for separating high voltage transmission lines from residential dwelling units, the neighborhood association (CICM) wants to go on record that they believe a hazard exists from EMF levels to area residents. Furthermore, the neighborhood requests that EMF levels within the vicinity of transmission lines are monitored and recorded at regular intervals. If a health hazard is determined, mitigation measures will be necessary.

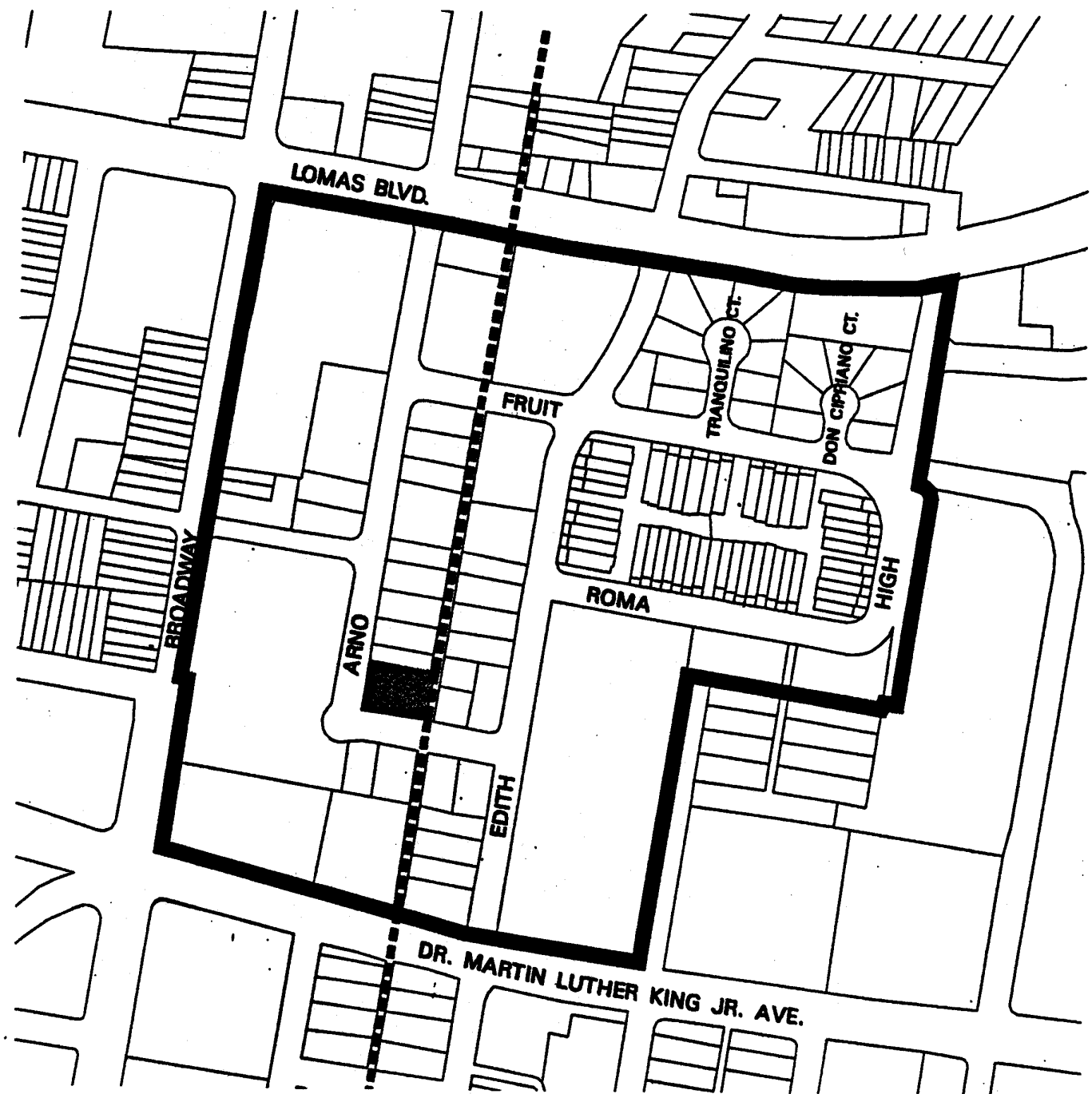
The following information has been provided by the City Environmental Health Department:

A baseline EMF contour profile was established for the 46KV line on Arno St. The strength of the EMF was measured along Arno St. at 2:45 PM on 2/10/95 using an EMDEX II Magnetic Field Exposure System. EMF directly under the power line measured 6.1 milliGauss (mG). Twenty feet to the east, at the edge of the alley, EMF measured 8.5 mG. This anomaly may be accounted for by the electrical feeder line that runs under the 46KV line. If the current is running in the opposite direction, then the EMF may be reduced substantially. Thirty feet east of the alley a reading of 3.5 mG was recorded. Successive readings and distances were: 50'-2.0 mG; 70'-1.4 mG; 100'-1.1 mG; and, 0.9 mG at the corner of Arno and Edith. Background levels are 0.1-0.2 mG.

PNM has provided the following response to the EMF data collected by the City of Albuquerque along Arno Street:

While the City's investigation indicates higher EMF levels near the transmission line and underground distribution feeder, the EMF levels recorded are typical, and not unusually high. No standards of exposure limits to EMF have been established, because studies conducted on health risks have not been conclusive. Annual monitoring of EMF levels in South Martineztown is recommended due to concern from neighborhood residents.

Continued monitoring and evaluation of EMF levels in South Martineztown should occur as more information and regulatory standards are developed.



▲ North (6/95)

South Martineztown Sector Development Plan Map

ELECTRIC TRANSMISSION LINES

--- 46 KV

■ Arno Distribution Substation

2. Gas

The Gas Company of New Mexico provides natural gas service throughout the South Martineztown neighborhood. A 10-inch main line runs along Broadway Boulevard between Dr. Martin Luther King, Jr. Avenue and Lomas. This line provides gas to branching lines throughout the neighborhood including several 4-inch main lines and smaller lines serving area properties. While installation dates of gas lines within the neighborhood varies from 1941 to the present, lines are tested annually for leakage.

3. Telephone

U.S. West provides telephone service to South Martineztown; it is available to all area properties for standard installation and operation charges.

4. Cable TV

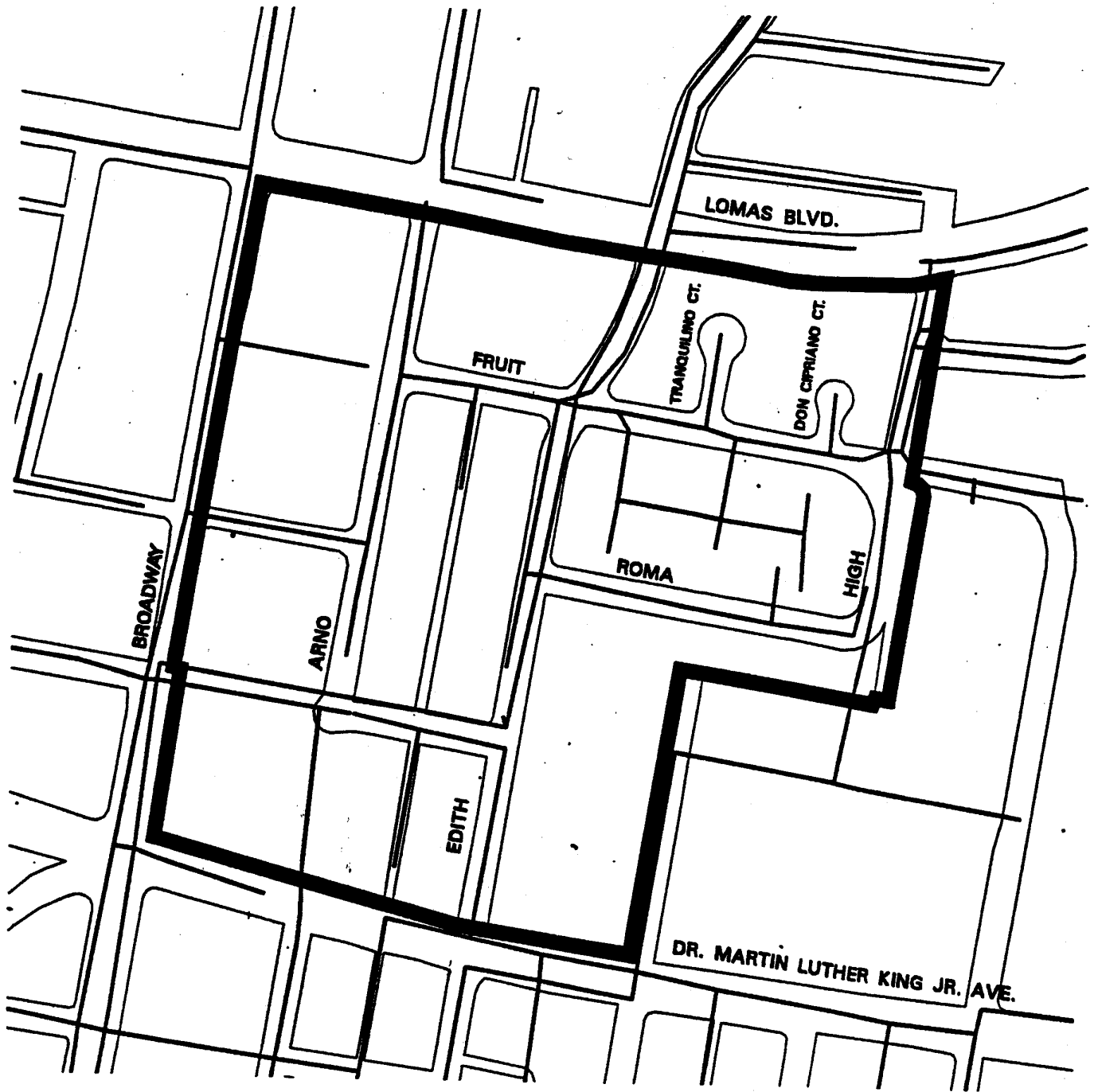
Jones Intercable provides a full-line of cable television programming to South Martineztown.

5. Water

Existing water lines are adequate for the current land uses in the area. The City Water Utilities Division manages all water and sewer programs with the purpose of providing and ensuring water availability to property owners and collecting wastewater. The City has a Master Plan for all water and sewer facilities. While existing lines are adequate, older lines should be replaced as problems arise or as street reconstruction permits.

6. Flooding and Storm Drainage

Only the extreme northwest corner of South Martineztown (the southeast corner of Broadway and Lomas boulevards) is within the 100-year flood hazard zone. Locations within this zone are prone to flooding during severe rain storms. Facilities for storm water drainage within the neighborhood are generally adequate with a few exceptions. One problem occurs in the area around the Longfellow Elementary School Gymnasium. The gymnasium incurs regular water damage requiring repairs to the floor every few years. Another area of concern is the southwest corner of the Edith/Fruit intersection. Heavy rainfall is causing pavement sinkage and buckling and upheaval of the adjacent sidewalk. According to residents, there is a storm sewer line that dead ends at this



North (6/95)

South Martineztown Sector Development Plan Map

SANITARY SEWER LINES

- Sanitary Sewer Lines
- South Martineztown Boundary

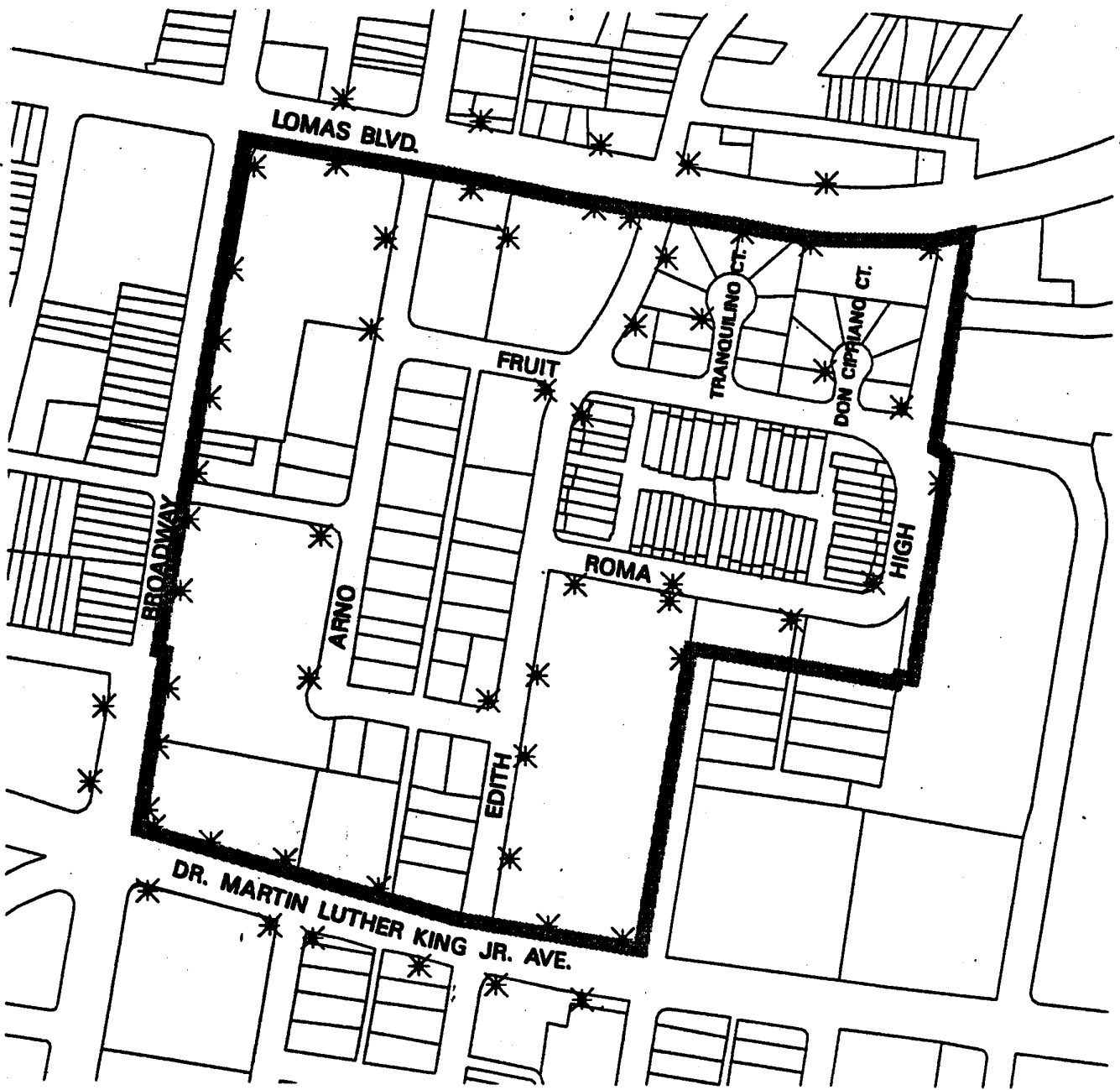
location. A related issue is the need for more frequent maintenance of curbside drains on Roma and Fruit streets to address the problem of plugging.

7. Sanitary Sewer

Residents have reported recurring sewer-like odors at the following intersections: Edith/Roma, Edith and Marquette, and Grand/Walter. According to the City Water Utilities Division, two major north/south sewer lines run through the neighborhood. One main sewer line (Interceptor) runs along Edith and turns west at Marquette to Broadway where it heads southward again along Broadway Boulevard. The other north/south interceptor runs along High Street through the neighborhood until the St. Joseph Medical Center where it heads west to Walter St. then southward again to Dr. Martin Luther King, Jr. Avenue. *Refer to Sewer Line Map.* Both interceptor lines are from 18 to 54-inches in diameter. The City has had problems with odors along their north/south sewer lines which they attribute to the small degree of slope in these lines which promotes a chemical reaction resulting in sewer gas. The City is attempting to rectify this problem with chemical injections which will inhibit sewer gas formation. Residents are urged to report sewer gas odor (rotten egg-like smells) to the 24-hour Liquid Waste Dispatch Hotline: 857-8250.

8. Street Lighting

Improved street lighting was an important issue for many planning participants and survey respondents. Improved lighting was seen as a basic safety and convenience issue and a deterrent to crime. Responses to question 23 (How adequate is street lighting in your neighborhood?) in the **South Martineztown Citizen Satisfaction Survey** were as follows: good 45; fair 44; poor 38. This indicates a high rate of dissatisfaction with existing lighting. Responses to open-ended question 42 (In your opinion, what improvements are most needed in the neighborhood?) totaled 20 respondents indicating that better lighting is the most needed neighborhood improvement. This was the second highest response to this question. Residents believe better street lighting is needed. Street Lighting within the neighborhood meets City Street Design Criteria as specified in the Development Process Manual. These standards specify that street lights are located at every intersection and at mid-block locations for blocks over 1200-feet in length. *Refer to the Street Light Location Map on the following page.* The City does not have a program for upgrading street lighting which meets this standard level of service. Two primary types of street lights are used within the City. The older type is a 175 watt mercury vapor light that provides 7,500 lumens. This type of light emits a blue-white light. The newer 100 watt high-pressure sodium lights provide 9,500 lumens per light and emit an amber light. Much of the city is now lit with high-pressure sodium lights.



▲ North (6/95)

South Martineztown Sector Development Plan Map

STREET LIGHT LOCATIONS



Street Lights



South Martineztown Sector Plan Boundary

PNM is on contract with the City to service malfunctioning street lights. The older mercury vapor lights are repaired until unusable. Only then are they replaced with the more luminous (and energy efficient) sodium vapor lights. Several factors make it difficult to provide a simple estimate for the cost of selectively upgrading working street lights from mercury vapor to high pressure sodium. Costs could range from as low as \$250 to about \$1,000 per light.

Refer to Parks and Recreation Section which addresses lighting in Martineztown Park and Walkway.

Recommendations:

- 1) Monitor Electro-Magnetic Field (EMF) levels from the electrical transmission line located in the alley between Edith and Arno. The power line is adjacent to several residences.
 - Monitor and record EMF levels
 - If a health hazard is determined, a determination of liability is required along with a strategy for mitigation which could include relocation of power lines and the substation.

Implementation Responsibility: The City of Albuquerque Environmental Health Department and the Public Service Company of New Mexico.

- 2) The updated version of document, Facility Plan: Electric Service Transmission and Subtransmission Facilities (1985-1995) should address the issue of EMF and make recommendations for circumstances like those in South Martineztown where high voltage transmission lines are in close proximity to residences.

Implementation Responsibility: City of Albuquerque Planning, Environmental Health and Public Works Departments.

- 3) Provide adequate maintenance of high-intensity power poles, insuring that graffiti is regularly painted over.

Implementation Responsibility: PNM in cooperation with the CICM.

- 4) Replace mercury vapor streetlights on Edith Boulevard with higher intensity sodium vapor lights as repairs are needed.

Implementation Responsibility: PNM with funding from City of Albuquerque.

- 5) Investigate and repair storm drainage problems:

- Along Walter St. adjacent to Longfellow Elementary School which result in damage to the Longfellow gymnasium.
- Pavement sinkage and sidewalk buckling at the southwest corner of Fruit and Edith.

Implementation Responsibility: City Public Works in cooperation with APS.